

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 04063

1 WHEREAS, Pages, L.L.C., has submitted an application designated as
2 Special Permit No. 04063 for authority to preserve and reuse a historic landmark (the
3 former Zimmer Grocery Store) as a residence and office on property located at 1941-
4 1943 K Street, and legally described to wit:

5 McMurty's Addition, Block 2, Lot 3, Lincoln, Lancaster
6 County, Nebraska; and

7 WHEREAS, the Lincoln Lancaster County Planning Commission
8 recommended approval of the use of the former Zimmer Grocery Store as a residence
9 and office; and

10 WHEREAS, the real property adjacent to the area included within the site
11 plan for this residence and office as recommended by the Planning Commission will not
12 be adversely affected; and

13 WHEREAS, the site plan together with the terms and conditions
14 hereinafter set forth are consistent with the intent and purpose of Title 27 of the Lincoln
15 Municipal Code to promote the public health, safety, and general welfare.

16 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
17 Lincoln, Nebraska:

18 That the application of Pages, L.L.C., hereinafter referred to as
19 "Permittee", to preserve and reuse a historic landmark as a residence and office on the
20 above-described property be and the same is hereby granted under the provisions of

1 Section 27.63.400 of the Lincoln Municipal Code upon condition that development and
2 operation of said residence and office be in strict compliance with said application, the
3 site plan, and the following additional express terms, conditions, and requirements:

4 1. This permit authorizes the use of the former Zimmer Grocery at
5 1941-1943 K Street as an owner occupied office space and one residential unit.

6 2. Exterior modifications to the structure must receive a Certificate of
7 Appropriateness from the Historic Preservation Commission.

8 3. Before receiving building permits:

9 a. The Permittee must submit an acceptable, revised final plan
10 and seven copies.

11 b. The construction plans must conform to the approved plans.

12 4. Before occupying the building, all development and construction
13 must be completed in conformance with the approved plans.

14 5. All privately-owned improvements must be permanently maintained
15 by the Permittee.

16 6. The site plan approved by this permit shall be the basis for all
17 interpretations of setbacks, yards, locations of buildings, location of parking and
18 circulation elements, and similar matters.

19 7. The terms, conditions, and requirements of this resolution shall be
20 binding and obligatory upon the Permittee, and Permittee's successors, and assigns.

21 The building official shall report violations to the City Council which may revoke the
22 special permit or take such other action as may be necessary to gain compliance.

1 8. The Permittee shall sign and return the City's letter of acceptance
2 to the City Clerk within 30 days following approval of the special permit, provided,
3 however, said 30-day period may be extended up to six months by administrative
4 amendment. The City Clerk shall file a copy of the resolution approving the special
5 permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be
6 paid in advance by the Permittee.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2005:

Mayor